



Development Services
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NOTICE OF DECISION

ADMINISTRATIVE SITE DEVELOPMENT PERMIT COSTCO CAMPUS EXPANSION (BUILDING 4)

APPLICATION NO: ASDP18-00008

October 23, 2018

I. Application Information

Project name: Costco Campus Expansion (Building 4)

Staff Contact: Jean Lin, Senior Planner
Development Services Department, 425-837-3103
jeanl@issaquahwa.gov

Property Owner: Costco Wholesale Corporation
999 Lake Drive
Issaquah, WA 98027

Applicant/Architect: Steve Bullock
MG2 Architects
1101 Second Avenue, Suite 100
Seattle, WA 98101

Request: Administrative Site Development Permit for Building 4, a nine-story office building with one level of underground parking on 3.4 acres. The building contains approximately 600,000 square feet of office and ancillary uses on 3.4 acres. The project includes the following Administrative Adjustment of Standards requests: 1) a reduction in the number of required loading spaces, from 18 to 6 spaces; and 2) a reduction in the tree retention requirement to allow all trees to be removed.

Associated Permits: Administrative Adjustment of Standards, AAS17-00010
Administrative Adjustment of Standards, AAS18-00007

Location: Northeast corner of Lake Drive and SE 62nd Street

Existing Land Use: Surface parking lot

Adjacent Uses:

North: 2-story Trading Building
South: SE 62nd Street and Interstate 90
East: Issaquah Creek corridor
West: Lake Drive and surface parking lot

Zoning: UC (Urban Core)

Comprehensive Plan:

Ord. 2810, Amended effective October 25, 2017
Land Use: "Mixed Use"
Subarea: "Central Issaquah"

II. Decision

Based upon the application, project drawings and technical studies, the Staff Report dated August 29, 2018 with Attachments 1-12, Briefing Response Memo dated September 28, 2018 with Attachments 1-8, and feedback from the Development Commission and members of the public contained in this Notice of Decision, the Development Services Department approved the Administrative Site Development Permit application, subject to the notes, terms and conditions of this Notice of Decision.

Appeal of Decision

This decision can be appealed. Appeals of this decision shall follow the procedures set forth in IMC 18.04.250 (Administrative appeals) of the Land Use Code (as stated by Chapter 3.14 of the Central Issaquah Development and Design Standards), and shall be heard by the City's Hearing Examiner. A letter of appeal shall include the reason for the appeal and a filing fee, which is required of appeals. All appeals shall be filed with the Development Services Department by 5:00 PM on November 7, 2018.

Time Limit of Decision

The final decisions approving the Administrative Site Development Permit for the Costco Campus Expansion Project (Building 4) are valid for five (5) years as specified by CIDD 3.11.A or as amended.

III: Approval Criteria

The approval criteria and staff analysis in the Staff Report dated August 29, 2018 with Attachments 1-12, the Briefing Response Memo, dated September 28, 2018 with Attachments 1-8, the SEPA Planned Action Determination issued on August 29, 2018; and the staff and applicant presentations at the Public Hearings on September 5, 2018, and October 3, 2018 shall serve as the Findings of Fact.

IV. Review of Central Issaquah Development and Design Standards (CIDDS)

Attachment 6 of the Staff Report dated August 29, 2018 contains a table and provides a detailed review of the development proposal and associated application materials and drawings against the CIDDS. Section VII of the Staff Report includes an explanation of the column headings.

ASDP18-00008 – CONDITIONS OF APPROVAL

Pursuant to the review criteria in Section V of the Staff Report dated August 29, 2018, the following Conditions shall apply to the project.

1. The Applicant shall obtain approval for a Lot Line Adjustment to modify the northern and eastern property lines so they do not pass through the building. The Lot Line Adjustment shall be recorded with King County prior to the issuance of the Building Permit for Building 4.
2. All sidewalks must be publicly accessible. In areas where proposed sidewalks extend onto private property, either additional right-of-way or public access must be granted to the City prior to Temporary Certificate of Occupancy.
3. The east end of the east-west Through Block Passage pedestrian path between Building 4 and Trading Building must be designed to prioritize pedestrians by minimizing conflicts with truck loading area through placement and design of traffic calming, signage, striping, distinguishing materials where pedestrians can cross this zone.
5. The Applicant must meet the Minimum Tree Density on site to the extent practical and feasible. If the Applicant cannot meet the Minimum Tree Density on site, they must provide trees off site. Off-site trees must be maintained in perpetuity for the natural life of the trees. The Applicant may, in lieu of on-site or off-site compliance, contribute to the City's Tree Fund if all on- and off-site tree planting options have been exhausted.

6. Tree wells on the ground level plazas at Building 4 shall have minimum dimensions of 4 feet by 6 feet, and a minimum depth of 3 to 4 feet, to ensure that there will be sufficient soil to enable trees to grow.
7. Sidewalks within the right-of-way and public access easements must meet City standards, or Costco must enter into a maintenance agreement with the City to maintain any approved deviations.
8. All dry and wet utility vaults, meters, equipment, and appurtenances are assumed to be shown on the project plans. Anything not shown on the project plans is assumed to be located within a structure. If new or unforeseen facilities are required, Costco shall attempt to locate them within the building or otherwise minimize their visual impact. The Development Services Director, or the Director's designee, will make the final decision on Costco's proposal(s) to locate new or unforeseen facilities.
9. Driveway widths will need be minimized as practicable while maintaining functionality, and sidewalks will be designed and constructed to remain at a perceived constant grade through the driveway in order to ensure the continuity of the sidewalk at the vehicular entries.
10. Blank walls, including blank retaining walls over 4 feet in height, shall be avoided, especially at the pedestrian's level, in accordance with CIDDs Section 14.2.B. This standard will be met through articulation or other techniques (i.e., piers, modulation, detailing, combinations of materials and textures, artwork, trellises, etc.). Long, unbroken use of a single material will not meet this standard. Landscaping may also be applied as a secondary feature of the building. Areas with blank walls where this standard would apply include, but are not limited to, the following:
 - The south and east elevations along the proposed auditorium includes long stretches of brick walls at the southeast corner of the building. Given its length and prominence, the proposed landscape treatment for the blank walls at this corner is not sufficient. Additional surface relief (i.e., recessing or projecting elements, changing character, materials, or color, etc.) shall be incorporated into the design to help break up its massing.
 - The west elevation at the northwest corner of the building that fronts on to the ramp to the underground garage shall require blank wall treatment incorporating additional surface relief (i.e., recessing or projecting elements, changing character, materials, or color, etc.).

12. A minimum of 25% of the required bicycle parking for the overall development must be provided in Building 4, not exclusively in Building 5, or as approved by the Director consistent with the intent provided in the August 29, 2018 Staff Report. Some of that bicycle parking shall be placed within 50 feet of a primary building entrance and shall not block pedestrian circulation facilities.
14. No Site Work Permit shall be issued that shows any fill of Wetland X until the Applicant demonstrates that permits for that fill have been approved and off-site mitigation has been provided to the extent required by the U.S. Army Corps of Engineers. If a Site Work Permit is issued for the upland portion of the site prior to obtaining approval for filling Wetland X, the Applicant will provide adequate protection to Wetland X using Best Management Practices and fencing.
15. Special design consideration must be given to the potential for high groundwater, liquefaction and weak soils to impact on all wet utilities (on-site potable water, sanitary sewer and storm sewer piping systems). Any special construction measures that are needed to ensure these systems function through and after an earthquake must be summarized in a report that accompanies the civil system design and must be submitted with, or before, Site Work Permit application. Attention must be dedicated to the liquefaction potential of the site soils and the viability of these piped systems to survive an earthquake and remain in-service. This condition will be enforced during Site Work Permit review and approval.
16. Prior to any construction activity approved under a Site Work Permit, the Applicant will need to submit a complete application for a Flood Hazard Permit, including all applicable submittal documentation, in accordance with IMC 16.36.
18. Prior to approval of the Building Permit for Building 5, the Applicant shall accurately depict the required sight distance triangles for the Building 5 driveway. Buildings 4 and 5 shall be configured to meet City sight distance standards. This condition and will be enforced during Building Permit review.
20. During utility and site construction, the existing sanitary sewer pipelines in Lake Drive, and any other sewer pipelines that provide service to properties other than Costco, must remain in-service and operational. This condition applies to Buildings 4 and 5 and will be enforced in conjunction with Site Work Permits.
21. All sanitary sewers, outside the existing public right-of-way, will be privately owned and maintained and will not be the responsibility of the City.

22. Special design consideration must be given to the potential for low flows in the completed sanitary sewer system and the design must accommodate the potential for pipe plugging as a result of low-flows or odor (as a result of long residence times). The special design considerations must be summarized in a report that accompanies the sanitary sewer design and must be submitted with, or before, Site Work Permit submittal which includes sewer.
23. All required Fat/Oil/Grease (FOG) facilities must be located in service areas/drives. This condition applies to Buildings 4 and 5, and will be enforced during Site Work Permit review and approval.
24. During utility and site construction, the existing water pipelines in Lake Drive and SE 62nd, and any other water service pipelines that provide service to properties other than Costco, must remain in-service and operational. This condition will be enforced in conjunction with Site Work Permits.
25. All of the completed pipeline alignments shall comply with the layout shown in the project plans or be approved by Public Works Operations.
27. The Applicant is encouraged to do the following:
 - 1) Plant slightly larger caliper trees to get more mature trees sooner; however, too large caliper trees may be unsuccessful.
 - 2) Work with the City and PPOA to replant in adjacent areas such as Tract A along the Issaquah Creek and around the Pickering Pond.

V. SEPA Review

The environmental impacts of this proposal have been reviewed according to the Washington State Environmental Policy Act (SEPA). A Planned Action Determination for this proposal has been issued on August 29, 2018, concluding the project meets all the Planned Action Review Criteria, consistent with Planned Action Ordinance No. 2665. No SEPA threshold determination or additional SEPA review is required.

VI. Additional Review: Departments, Others, Public Comments

Construction Conditions

1. Construction outreach shall include the following:

- a) on-site signage in conformance with the City's construction sign template, to be erected prior to start of any construction; and,
- b) monthly updates in conformance with the City's template, to be placed in a brochure box with the on-site sign and sent to members of the public who have signed up for updates throughout the duration of construction.

2. Standard Details:

- a) Show all applicable Water Standard Details on Construction Drawings.
- b) Use this product and application method for Blow Off Assembly Standard Detail W-04 and Air Vacuum Release Valve Assembly Standard Detail W-07: "Clean, scuff-sand and prepare per paint manufacture's specification. Prime with 1 coat (6 Mills) of Sherwin Williams "Pro-Cryl" Acrylic Primer (B66 W 310 643-22681) and then top-coat with 1 coat (6 Mills) of Sherwin Williams "Cryl-HPA" High Performance Acrylic Gloss, High Gloss Bright White (B66 W 377 6405-18908)."
- c) Add this comment to Water Standard Detail W-04, Item #E, Blow Off Assembly: "Install brass, 4" female Seattle Standard Thread x 2 ½" male National Standard Thread fitting. Install 2 ½" cap NST."
- d) Do not install components #M - #Q, inclusive, for Water Standard Detail W-11, 3" & Larger Meter Installation.
- e) Do not apply any interior coatings (for any component) for General Standard Detail G-05, Vaults—General Features. Leave any manufacturer's coating in place; do not remove factory-applied coatings.

3. Water Mains & System:

- a) All water main flow interruptions shall be scheduled with City PWO at least 14 calendar days ahead. All flow interruptions, individually, shall be no longer than 8-consecutive hours leaving 16-consecutive hours for storage recovery. These instructions are in addition to, or modification to, existing City Standard Operating Procedures for scheduled water main shut-downs.
- b) All water main taps on City-owned water mains greater than 2" shall be made by licensed, "wet-tap," third-party vendor. The third-party vendor shall be City-approved and their primary business is tapping live, in-service, public water mains.
- c) Provide deeded easement(s) for all water mains and appurtenances.
- d) Abandon all unused water main stubs on or facing parcels. Abandon stubs at existing water main, removing the stubbed valve, pipe and valve box.
- e) Install three gate valves at every tee connection and install four gate valves at every 'cross' connection if constructing or tapping any new or existing water main.
- f) Do not plant trees within 10' of any water main, water service line or water meter.

g) Provide detailed water, sewer and irrigation utility drawings.

4. Water Meters:

- a) Install brass address tag attached to each setter, for all water meters, whether new or existing, within the physical boundaries of this project.
- b) Meters 2.5" and larger:
 - i. Developer to plumb from main to meter, install vault and associated piping per Standard Detail. Developer to supply and install meter.
 - ii. DSD to assure meter and meter bypass are off and not used until PWO inspects installation and Backflow Assembly installation. DSD to inform PWO when meter is installed.
 - iii. Developer to be charged for PWO inspection fee and Meter Transmitter Unit per IMC, in addition to all other applicable fees.
- c) Please plan accordingly for PWO installation of new water meters and services .75" through 2". Lead time is minimum of eight weeks. Final grade elevation at sidewalk or planter where meters are to be installed must be established before City provides installation. Work directly with PWO at (425) 837-3470.
- d) Show landscape irrigation water meter. Provide landscape plan showing irrigation connection to potable water, including meter and backflow device.
- e) Request and provide mapped, recorded (with City), street addresses for irrigation meter(s). The address(es) must be obtained before landscape permit is issued and must be recorded on the Utility Application for water service.
- f) Provide detail of domestic water meter(s).
- g) Consider dual or redundant water supply to domestic and fire systems for maintenance and repair of water meters, backflow preventers or other equipment that may need maintenance or might fail, and where that system must be shut down.

5. Drinking Water Quality & Backflow Protection

- a) Backflow devices may need to be installed (irrigation, fire, other). Backflow permits are separate permits, separate from all other permits. Multiple backflow devices can be on one permit.
- b) Water Quality inspections required at least at rough-in and final. Schedule inspections through MyPermit.Com. If installing systems connected to potable water such as radiant floor heating, flow-through fire suppression, water features, swimming pools, or installing non-potable water lines for irrigation or wastewater uses, these uses will require backflow protection individually and in addition to any site-required backflow protection. It is highly advisable to work directly, often and early during construction

with City PWO (Drinking) Water Quality section. Not doing so may very well delay certificate of occupancy.

- c) This project will require a Reduced Pressure Backflow Assembly (RPBA) installed immediately behind the domestic water meter(s) because of building heights in excess of 30'-0". Contact PWO (Drinking) Water Quality Section for questions and backflow device location questions. Detail assembly and show location on applicable Design and Construction Drawings.
- d) All meters installed (dropped) for this project will be locked off immediately after installation and remain so until an inspection is conducted by PWO (Drinking) Water Quality personnel, and a record of successful testing of the backflow prevention device has been delivered. Meters will be unlocked by City after both of these conditions have been met.
- e) If off-site or on-site reclaimed water is collected, stored or used, a Reduced Pressure Backflow Assembly (RPBA) shall be installed above-ground and immediately behind all domestic and fire water meters associated with this project. It is highly recommended that these above-ground installations be protected from freeze and vandalism. Please work directly, often and early during construction with City PWO (Drinking) Water Quality section. Not doing so may very well delay certificate of occupancy.
- f) Provide civil and mechanical drawings for project and City to be given ample time for review and comments. Include design details for all water-using appurtenances, appliances or amenities.

6. Fire Suppression Systems:

- a) Define if fire suppression system(s) will be installed. If so, define, detail and show supply, and how it shall be metered.
- b) Strict criteria exist for Flow-Through Fire Systems:
 - i. If planned, please provide detailed plans for fire suppression system(s) to PWO and other required agencies for review, allowing sufficient time for agency review, comments and approval.
 - ii. The following elements define a flow-through fire system for (Drinking) Water Quality purposes; these elements must be included into the design without deviation:
 - 1. No fire department pumper connection;
 - 2. Potable water piping and materials must be used;
 - 3. Piping end(s) terminate at a non-human-consumptive fixture using potable water (toilet, washing machine) as its sole water source;
 - 4. Piping arrangement cannot be looped;

5. Piping arrangement shall be one continuous pipe without branches or tees unless the branch or tee ends as described in item “iii.”
6. A single feed to an elevated floor is allowed.
- iii. Do not install wallboard or other covering material on walls or ceilings where flow-through fire system piping is located until (Drinking) Water Quality inspection has been scheduled, conducted, and the piping arrangement approved.
- iv. Do not deviate from flow-through fire system piping design, once approved by (Drinking) Water Quality and other agencies; install piping per approved design.

Other Reviews

Waste Collection:

Preliminary review of the proposed design and calculations for waste collection were reviewed by the City’s waste purveyor Recology Cleanscapes. Additional review of waste facilities will occur with the Site Work and Building permits to ensure that the waste enclosure is not over or undersized.

Public Comment Summary and Staff Responses

Public notice was provided as required. A Notice of Application was mailed out to surrounding property owners on April 9, 2018. No comments were received during the Notice of Application comment period. Two community conferences were conducted on September 5, 2018 and October 3, 2018. Responses to comments received from the Development Commission and members of the public as part of the community conference on September 5, 2018 are provided in the Briefing Response Memo dated September 28, 2018 with Attachments 1-8.

VII. Attachments

Attachments for this application are provided in the Staff Report dated August 29, 2018 with Attachments 1-12, and Briefing Response Memo dated September 28, 2018 with Attachments 1-8.